

# Town of Carlisle

MASSACHUSETTS 01741

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Office of  
**PLANNING BOARD**

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## **Minutes June 22, 2020**

### **Minutes 6/8/20**

#### **End of year bills authorization**

#### **Discussion of Zoning Bylaw Amendments for Recreational Use Marijuana**

#### **Master Plan steering Committee update**

**ANR plan: 171Estabrook Rd (Map 3, Parcel 1A-2), Anna Kolchinsky, applicant**

Chair **Madeleine Blake** called the virtual meeting to order at 7:00pm. Members **Ed Rolfe, Jason Walsh, Rob Misek, Jonathan DeKock, Adelaide Grady** and Planning Administrator **George Mansfield** were present. Member **Peter Yelle** was absent. Rolfe hosted the virtual meeting on a Zoom platform.

Assistant to Planner **Gretchen Caywood** and **Bob Zielinski** (Carlisle *Mosquito*) were also in attendance.

### **Minutes**

The Board reviewed the draft Minutes from the 6/8/20 PB meeting. Rolfe moved that the PB approve the Minutes as drafted, Walsh seconded he motion, and it was approved unanimously (4-0) by roll call vote.

### **End of FY20 Bills Authorization**

(Misek and Grady joined the meeting at this point.) Rolfe moved that the PB authorize Chair **Madeleine Blake** to sign end of fiscal year bills on behalf of the Board. Grady seconded the motion, and it was approved unanimously (6-0) by roll call vote.

### **Master Plan Steering Committee update**

Chair **Blake** reported that the Master Plan Steering Committee (MPSC) Chair, **Janne Corneil**, has developed a “Master Plan Summer Youth Internship Program” to utilize assistance from Carlisle college student volunteers interested in involvement with the MP process. **Blake** explained that these students will take on tasks not included in the consultant scope of services and beyond the capacity of the MPSC. Chair **Blake** explained that the student volunteers will comprise a 6-member Map Team and a 3-member Website Team, matching the volunteers with their existing experience in these areas.

The Map Team will work on supplemental MP mapping including fact checking parcel data, trails and pathways and creating of GIS data maps of historic and cultural resources. The Website Team will rebuild the MP website to include interactive features to be used for public input and outreach in the fall. Chair **Blake** explained that while **Civic Moxie (CM)** does have a social engagement tool (“Social Pinpoint”), this tool costs \$3000.00 for a one-year license, and still requires input of all Carlisle data. Meanwhile the student volunteers are experienced in the creation of interactive web sites and can then load in Carlisle’s data themselves. She suggested that after this work is completed, the students could attend a PB meeting to present what they have accomplished. On discussion, the Board agreed with this plan.

### **Discussion of Zoning Bylaw Amendments for Recreational Use Marijuana**

Chair **Blake** explained that at this meeting and the next (7/13/20), she would like the Board to have a “big picture” discussion of an approach for zoning regulation of recreational marijuana (Rec MJ) in Carlisle, determining which, if any, types of facilities to propose that the Town allow, and in which business districts. **Blake** referred to the three major possibilities discussed at the previous meeting:

- whether to allow MJ cultivation in residential districts,
- whether to allow retail facilities in the Town Center Business District, and
- whether to allow retail facilities within the three business districts on Bedford Rd,

and suggested that a fourth possibility could be to create a new zoning district.

Chair Blake summarized the draft Zoning Bylaws which had been most recently prepared by Town Counsel (TC) for Rec MJ which were: 1. a ban on all Rec MJ facilities in Town Center Business Districts, 2. a craft co-operative or a cultivator in the B-1, B-2 or B-3 districts, and 3. allowing cultivation facilities in residential areas on lots over a certain size, or a possible sliding scale relating cultivation facility size to lot size. Grady pointed out that the residents do not realize the very small size of the Bedford Rd business districts and stated her support for banning retail MJ facilities in these districts. She proposed that demonstrating to the public how limited these districts are in size would help residents understand a recommendation for a ban on retail MJ facilities. The Board discussed disseminating information on Rec MJ using the PB section of the Town website ([www.carlislema.gov](http://www.carlislema.gov)), and Chair Blake asked Assistant Caywood to look into setting up an email to receive input. Blake offered to prepare summaries of key rec MJ issues to be posted on the website. Grady offered to prepare enhanced, more user-friendly maps of the three Bedford Rd business districts for the site, utilizing Google Earth.

Chair Blake asked the Board members their opinion on allowing rec MJ growing facilities in the business districts. Grady said she may be in favor for lots over 2 acres. Misek said that he is in favor of allowing growing facilities in Carlisle on a sliding scale based on lot size and sq. ft. of a facility, but pointed out that proposing this type of detailed bylaw structure may not be a good starting point for proposal of rec MJ Bylaw amendments, as it may be too complicated at Town Meeting. On further discussion, DeKock and Misek suggested that the first step should be to propose a ban on retail MJ in Carlisle, and then to look at whether to propose allowing Rec MJ growing/cultivation facilities. DeKock said that based on the discussion of Rec MJ at the 2019 TM, he does not feel that proposing a ban on growing/cultivation facilities would be successful.

A straw pole of Board members showed that overall the Board agreed with proposing a ban on retail facilities in Carlisle. Walsh spoke adamantly against retail, having researched information on these facilities. He pointed out that there is insufficient parking in Carlisle for a retail facility, as well as no appropriate area for one to be sited. Walsh explained that the costs to the Town for changes to enable setup of a retail facility would be way more expensive than the potential maximum 3% of revenue. Chair Blake noted that at the 2019 TM at which a ban was proposed but did not achieve the required 2/3 majority to pass, residents had commented in favor of Rec MJ facilities for revenue generation for the Town, but she noted that they may not be aware that only retail facilities could provide revenue. Misek pointed out that for other types of rec MJ facilities than retail, the economics just do not work for Carlisle, significantly due to the cost of land. While a few members felt concerned with putting forward their recommendation, Chair Blake confirmed to them that it is the PB's role to make an informed recommendation to the residents, on which they can then vote at TM. Grady suggested that possibly a bylaw could be drafted to require a reassessment of the bylaw after a period of time. The Board discussed recommending a zoning bylaw amendment to ban retail MJ facilities, but with a 3 to 5-year expiry so that this could be reassessed. Chair Blake offered to check with Town Counsel to see if such an approach is possible.

**ANR plan: 171 Estabrook Rd (Map 3, Parcel 1A-2), Anna Kolchinsky, applicant**

This plan divides an existing 2-acre lot into two 1-acre, non-buildable lots for conveyance of one acre of land to each of the two adjacent lots (149 and 185 Estabrook Rd). Planning Administrator Mansfield had reviewed the ANR plan prior to the meeting and confirmed to the Board that it is acceptable for filing, meeting the requirements of the Board's ANR Regulations.

After brief discussion, Rolfe moved and Grady seconded the Board's endorsement of the plan of land in Carlisle, MA for 171 Estabrook Rd, prepared for the Kolchinsky family by Stamski and McNary, Inc. (Acton, MA) dated 4/3/19. The motion was approved 5-0-1 (DeKock abstained) by roll call vote.

At 8:35 pm, Misek moved to adjourn the meeting, Grady seconded, and the motion was approved unanimously (6-0) by roll call vote.

Respectfully Submitted,

Gretchen Caywood  
Assistant to Planner  
Carlisle Planning Board

